

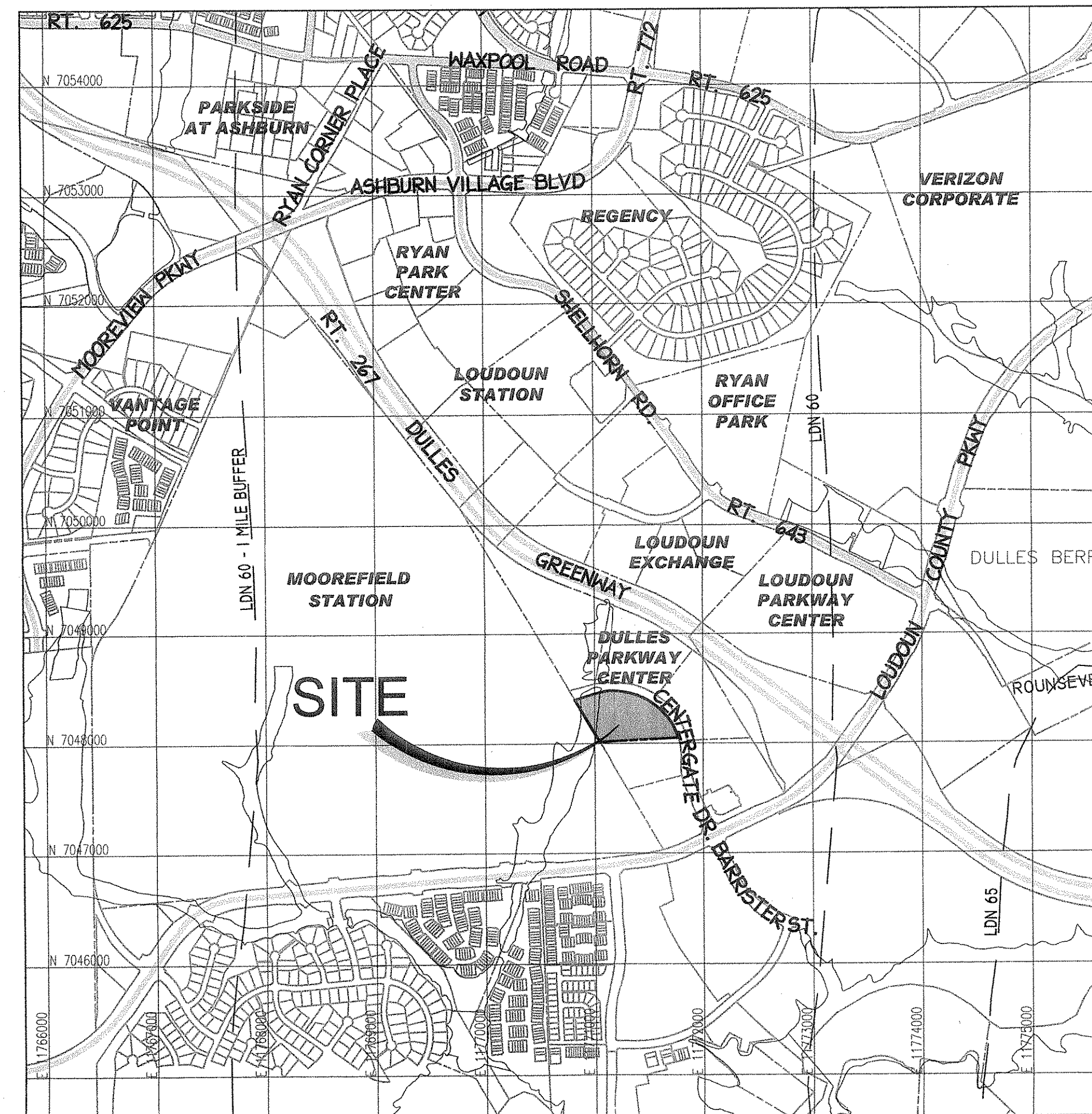
DULLES PARKWAY CENTER II LOT 12 FINAL DEVELOPMENT PLAN

FIDP#: 2008-0002

DULLES ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA

GENERAL NOTES

- DULLES PARKWAY CENTER II- LOT 12 IS SUBJECT TO THE PROFFERS, TERMS, AND CONDITIONS OF ZMAP 2005-0041, SBPL 1997-0016, CPAP 2008-0027 (APPROVAL PENDING), AND STPL 2008-0041 (APPROVAL PENDING).
- BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM A RECORD PLAT (SBRD 2001-0075). THE ABOVE PROPERTY IS RECORDED IN THE NAME OF MILLER AND SMITH AT DULLES PARKWAY CENTER, LLC. DEED BOOK 2195, PAGE 406.
- THE PROPERTY SHOWN HEREON CONTAINS APPROXIMATELY 7.11 AC AND IS LOCATED ON LOUDOUN COUNTY TAX MAP 93 ((10)) LOT 12 (PIN NUMBER 089-17-2256).
- THE PROPERTY IS ZONED PD-TRC UNDER THE REVISED 1993 ZONING ORDINANCE. THE PROPOSED USE IS MULTI-FAMILY PER THE APPROVED ZMAP 2005-0041, DATED NOVEMBER 20, 2007.
- TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY AIR SURVEY CORPORATION (ASC). TOPOGRAPHY HAS A 2 FOOT CONTOUR INTERVAL AND IS BASED ON THE NAD 27 AND NGVD 29 DATUM.
- THERE ARE JURISDICTIONAL WATERS AND WETLANDS ON THE PROPERTY AS DETERMINED BY A DELINEATION BY WETLAND STUDIES AND SOLUTIONS, CONFIRMED BY ARMY CORPS OF ENGINEERS JD #00-B0876, ISSUED ON JANUARY 9, 2006.
- SOILS INFORMATION WAS OBTAINED FROM LOUDOUN COUNTY SOILS OVERLAY MAP #90.
- A FINAL GEOTECHNICAL REPORT HAS BEEN PREPARED BY GEOTECHNICAL CONSULTING AND TESTING, INC, DATED AUGUST 22, 2007.
- THE SUBJECT DEVELOPMENT SITE DOES CONTAIN CLASS III AND/OR CLASS IV SOILS, PER THE LATEST COUNTY SOILS MAP AND AS IDENTIFIED BY THE INTERPRETIVE GUIDE TO SOILS MAPS, LOUDOUN COUNTY, VIRGINIA.
- THE SUBJECT DEVELOPMENT LIES WITHIN 1 MILE OF LDN 60 CONTOUR AND SHALL COMPLY WITH THE REVISED 1993 ZONING ORDINANCE SECTION 4-1400 (AIRPORT OVERLAY DISTRICT).
- EXISTING WATER AND SEWER LINES WERE TAKEN FROM "DULLES PARKWAY CENTER SOUTH POD WATER & SEWER" PLANS (LCSA ID #00-0122) AND AS-BUILT INFORMATION PROVIDED BY LCSA.
- APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
- A COMPREHENSIVE SIGN PACKAGE (ZMOD 2008-0011) IS BEING PROCESSED UNDER A SEPARATE APPLICATION AND APPROVAL IS PENDING.
- 100 YEAR FLOODPLAIN SHOWN HEREON IS BASED ON A FLOODPLAIN ALTERATION (FPAL 2000-0015) PREPARED BY BOWMAN CONSULTING GROUP, APPROVED OCT. 24, 2000 TITLED "DULLES PARKWAY CENTER POND #3 100 YEAR FLOODPLAIN ALTERATION."
- PORTIONS OF THE PROPERTY ARE LOCATED WITHIN A MINOR FLOODPLAIN. ANY USE OR ACTIVITY IN THE FLOODPLAIN OVERLAY DISTRICT, INCLUDING THE INSTALLATION OF PRIVATE DRIVES, REQUIRES A ZONING PERMIT IN ACCORDANCE WITH PROCEDURES SET FORTH IN SECTION 4-1500 OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.
- STORMWATER MANAGEMENT IS PROVIDED BY ADEQUATE CHANNEL AS SHOWN ON CONSTRUCTION PLANS AND PROFILES (CPAP 2001-0141) PREPARED BY BOWMAN CONSULTING GROUP, APPROVED JANUARY 30, 2004 TITLED "DULLES PARKWAY CENTER BMP PONDS 2A AND 2B AND BY EXISTING POND #3 AS SHOWN ON CONSTRUCTION PLANS AND PROFILES (CPAP 2000-0104), PREPARED BY BOWMAN CONSULTING GROUP, APPROVED OCTOBER 25, 2000.
- THE SITE IS SUBJECT TO FOLLOWING STATE AND FEDERAL PERMITS:
 - NATIONWIDE PERMIT #12 (00-B0876 DATED 8/9/2000) ACOE TO PERMIT INSTALLATION OF UTILITIES
 - ASP-18 PERMIT (00-V1655-41) ACOE (DATED 11/13/2000) AND DEQ (DATED 1/5/01) TO PERMIT CONSTRUCTION OF STORMWATER MANAGEMENT FACILITY.
- ALL UTILITY AND DISTRIBUTION LINES WILL BE PLACED UNDERGROUND.
- PER PROFFER VI.B.4, THE PROPERTY OWNERS ASSOCIATION DOCUMENTS SHALL INCLUDE A PROVISION THAT PROHIBITS REMOVAL OF TREES IN TREE CONSERVATION AREAS AS SHOWN ON THE RECORD PLAT AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE APPLICANT WITHOUT SPECIFIC PERMISSION OF THE COUNTY URBAN FORESTER, EXCEPT AS NECESSARY TO ACCOMMODATE FOREST MANAGEMENT TECHNIQUES, PERFORMED BY OR RECOMMENDED BY A PROFESSIONAL FORESTER OR CERTIFIED ARBORIST, THAT ARE NECESSARY TO PROTECT OR ENHANCE THE VIABILITY OF THE CANOPY. SUCH MANAGEMENT TECHNIQUES MAY INCLUDE, WITHOUT LIMITATION, PRUNING AND THE REMOVAL OF VINES, INVASIVE SPECIES, TREES UPROOTED OR DAMAGED BY EXTREME WEATHER CONDITIONS, AND TREES OR LIMBS THAT ARE DISEASED, INSECT-INFESTED, DEAD, OR ARE CONSIDERED A HAZARD TO LIFE OR PROPERTY. THE PROPERTY OWNERS ASSOCIATION DOCUMENTS SHALL CLEARLY STATE THAT SUCH PROVISIONS PROHIBITING TREE REMOVAL SHALL NOT BE AMENDED BY THE OWNER OR THE PROPERTY OWNERS ASSOCIATION WITHOUT WRITTEN APPROVAL FROM THE COUNTY. THE RECORD PLAT FOR EACH PORTION OF THE PROPERTY CONTAINING A TREE CONSERVATION AREA SHALL CONTAIN A NOTE STATING THAT THE REMOVAL OF TREES WITHIN A TREE CONSERVATION AREA IS PROHIBITED EXCEPT IN ACCORDANCE WITH THE DECLARATION OF COVENANTS.
- PER PROFFER VI.E.2., THE APPLICANT SHALL PROVIDE A BUFFER ALONG THE SOUTHERN BOUNDARY OF LOT 12 (THAT IS, THE PROPERTY LINE ADJACENT TO LOT 13) OF AT LEAST THREE (3) CANOPY TREES PER 100 LINEAR FEET. APPLICANT SHALL BE ENTITLED TO CLUSTER THE CANOPY TREES, SO LONG AS THE RATIO SET FORTH ABOVE IS MET OR EXCEEDED. SEE SHEET 7-LANDSCAPE PLAN FOR ILLUSTRATION.



VICINITY MAP
SCALE: 1"=1000'



OWNER/APPLICANT

MILLER & SMITH AT DULLES PARKWAY CENTER, LLC
C/O MILLER & SMITH
8401 GREENSBORO DRIVE, SUITE 300
McLEAN, VA 22102

SHEET INDEX

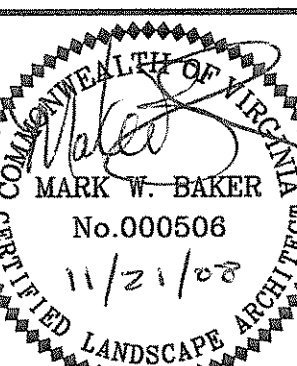
- COVER SHEET
- OVERVIEW/CONTEXT MAP
- EXISTING CONDITIONS
- OVERALL CIRCULATION PLAN
- PROJECT NOTES, TABULATIONS, AND DETAILS
- FINAL DEVELOPMENT
- LANDSCAPE PLAN
- ARCHITECTURAL AND TYPICAL STREET SECTIONS



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COVER SHEET
DULLES PARKWAY CENTER II
LOT 12
FINAL DEVELOPMENT PLAN
DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA



PLAN STATUS
10/16/08 PER AGENCY COMMENTS
11/21/08 PER AGENCY COMMENTS

DATE	DESCRIPTION
CTO	SYZ
DESIGN	DRAWN
SCALE	H: AS SHOWN V:
JOB No.	1221-01-021
DATE	AUGUST 1, 2008
FILE No.	1221-D-MP-014
SHEET	1 of 8

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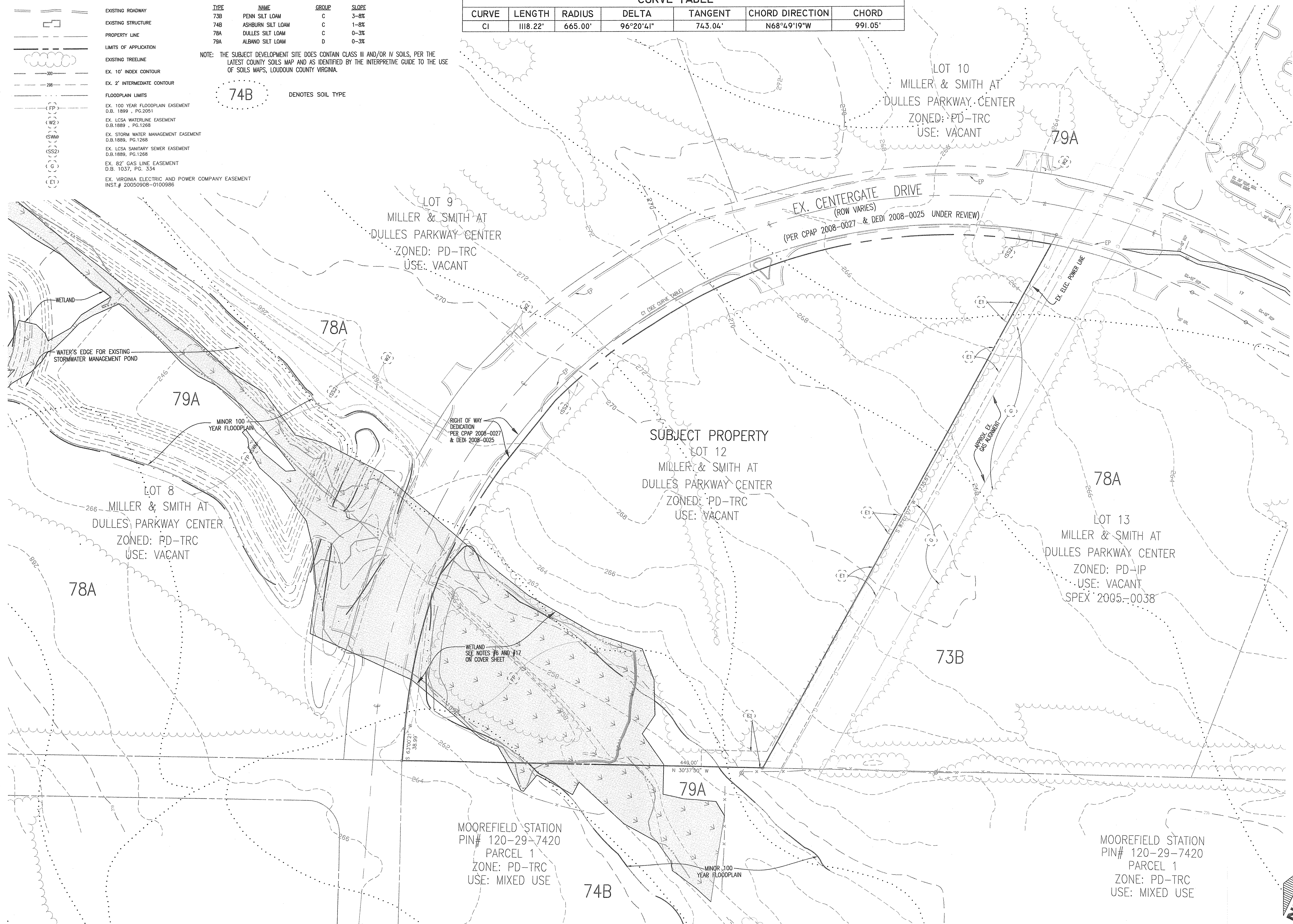
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JOB No.	1221-01-021	
DATE	AUGUST 1, 2008	
FILE No.	1221-D-MP-014	

SHEET 2 OF 8

<u>TYPE</u>	<u>NAME</u>	<u>GROUP</u>	<u>SLOPE</u>
73B	PENN SILT LOAM	C	3-8%
74B	ASHBURN SILT LOAM	C	1-8%
78A	DULLES SILT LOAM	C	0-3%
79A	ALBANO SILT LOAM	D	0-3%

74B : DENOTES SOIL TYPE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD
CI	1118.22'	665.00'	96°20'41"	743.04'	N68°49'19"W	991.05'



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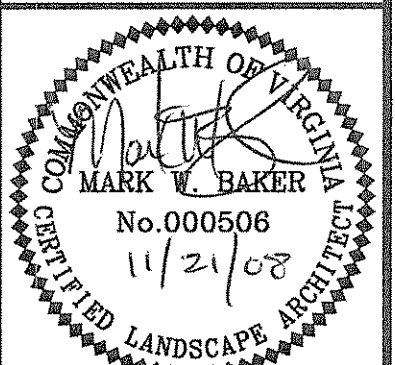
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EXISTING CONDITIONS

DULLES PARKWAY CENTER II
LOT 12

FINAL DEVELOPMENT PLAN

DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

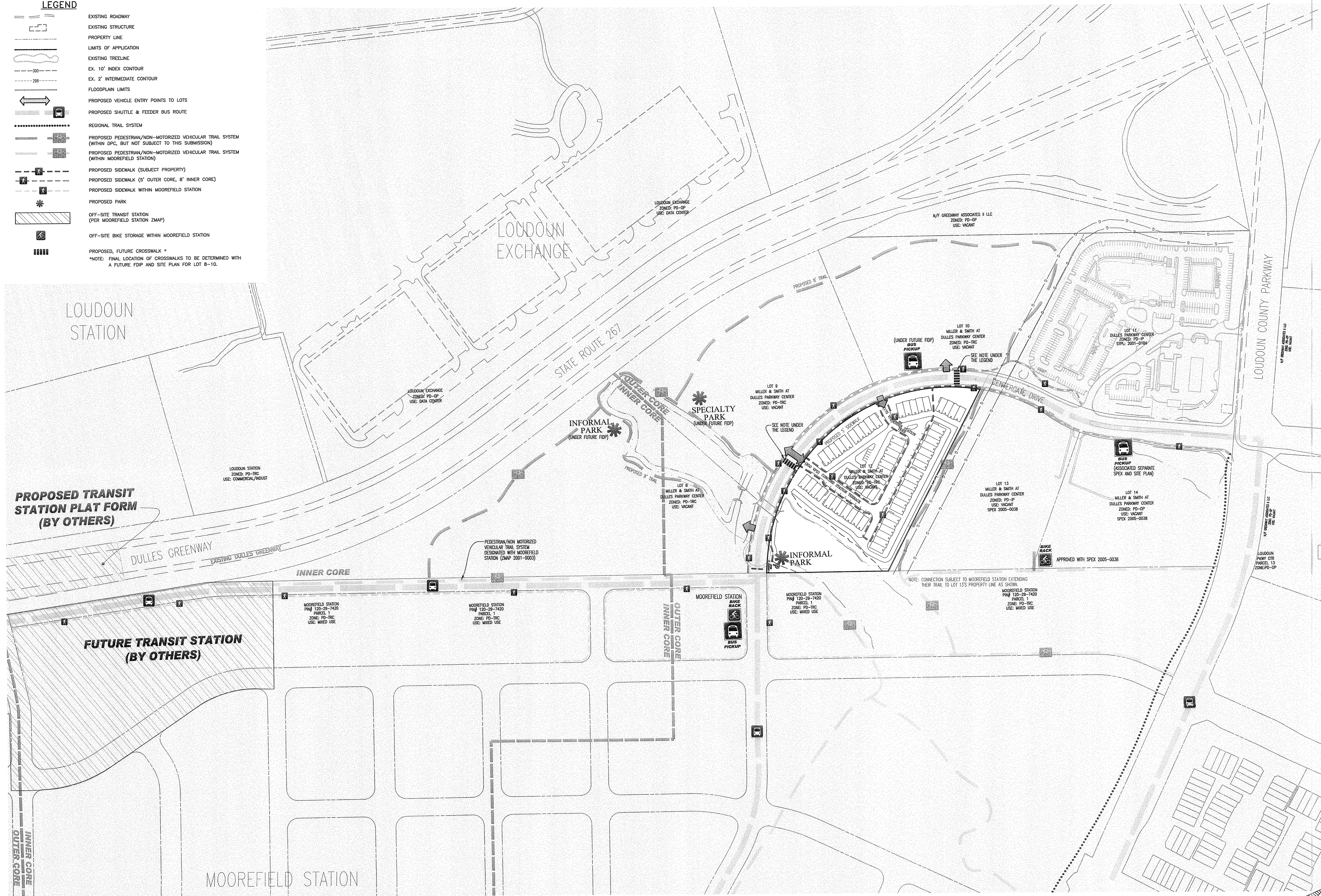


PLAN STATUS	
10/16/08	PER AGENCY COMMENTS
11/21/08	PER AGENCY COMMENTS

DATE		DESCRIPTION	
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SCALE		H: 1"=50' V:	
JOB No. 1221-01-021			
DATE AUGUST 1, 2008			
FILE No. 1221-D-MP-014			
SHEET		3 OF 8	

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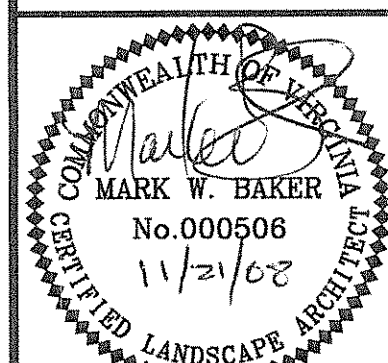
- LEGEND**
- EXISTING ROADWAY
 - EXISTING STRUCTURE
 - PROPERTY LINE
 - LIMITS OF APPLICATION
 - EXISTING TREELINE
 - EX. 10' INDEX CONTOUR
 - EX. 2' INTERMEDIATE CONTOUR
 - FLOODPLAIN LIMITS
 - PROPOSED VEHICLE ENTRY POINTS TO LOTS
 - PROPOSED SHUTTLE & FEEDER BUS ROUTE
 - REGIONAL TRAIL SYSTEM
 - PROPOSED PEDESTRIAN/NON-MOTORIZED VEHICULAR TRAIL SYSTEM (WITHIN DFC, BUT NOT SUBJECT TO THIS SUBMISSION)
 - PROPOSED PEDESTRIAN/NON-MOTORIZED VEHICULAR TRAIL SYSTEM (WITHIN MOOREFIELD STATION)
 - PROPOSED SIDEWALK (SUBJECT PROPERTY)
 - PROPOSED SIDEWALK (5' OUTER CORE, 8' INNER CORE)
 - PROPOSED SIDEWALK WITHIN MOOREFIELD STATION
 - PROPOSED PARK
 - OFF-SITE TRANSIT STATION (PER MOOREFIELD STATION ZMAP)
 - OFF-SITE BIKE STORAGE WITHIN MOOREFIELD STATION
 - PROPOSED, FUTURE CROSSWALK *
 - *NOTE: FINAL LOCATION OF CROSSWALKS TO BE DETERMINED WITH A FUTURE FDP AND SITE PLAN FOR LOT 8-10.



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OVERALL CIRCULATION PLAN
DULLES PARKWAY CENTER II
LOT 12
FINAL DEVELOPMENT PLAN
DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA



PLAN STATUS
10/16/08 PER AGENCY COMMENTS
11/21/08 PER AGENCY COMMENTS

DATE	DESCRIPTION
CHK DESIGN	SYZ DRAWN
DATE	1221-01-021
DATE	AUGUST 1, 2008
FILE	No.1221-D-MP-014
SHEET	4 of 8

FOR ILLUSTRATIVE PURPOSES ONLY

BASED ON APPROVED ZMAP 2005-0041
WITH PROFFERS
ZONING REQUIREMENTS, LAND USE SUMMARY, & PHASING

Land Use Summary				
Existing Zoning			PD-TRC	
Total Site Area			40.25	acres
Building Requirements				
		Minimum	Maximum	
Building Height				
Inner Core		35	175	
Outer Core		25	125	
Floor Area Ratio				
		Minimum	Maximum	Proposed
Inner/Outer Core Subareas				
Prior to Bus			0.6	See phasing plan
Bus			1.0	See phasing plan
Rail			2.0	None proposed
Number of Dwelling Units/Acre				
		Maximum	Proposed	
Inner/Outer Core Subareas				
Prior to Bus		16	See phasing plan	
Bus		32	See phasing plan	
Rail		50	None proposed	
Mix of Uses				
		Minimum	Proposed	Area (acres)
Inner/Outer Core Subareas				
Residential		20	31%	12.40
Office		20	24%	9.70
Commercial Retail & Services		10	Modification Approved	0.00
Parks, Civic & Open Space		20	20%	8.05
				(fully integrated)
Open Space Tabulations				
		Minimum	Proposed	
Open Space Required			20%	
(Inner/Outer Core: Public, Civic and Open Space areas)				
Open Space Provided			20%	
(Inner/Outer Core: Public, Civic and Open Space areas)				
Landscaped Open Space				
		Minimum	Proposed	
Inner Core		No minimum	5%	
Outer Core		10	10%	
Proffered 10' Landscape Buffer to Lot 13				
		Required (3 Canopy per 100 LF)	Proposed	
Linear feet: 720		22	22	
Parking Tabulations				
In accordance with Zoning Ordinance requirements				

NOTE: ALL NUMBERS ARE PLUS/MINUS AND ARE SUBJECT TO THE FINAL ENGINEERING SITE PLAN. THE DEVELOPER RESERVES THE RIGHT TO INCREASE AND/OR DECREASE THE INDIVIDUAL LAND AREAS FOR EACH USE LISTED IN THE MIX OF USES PORTION OF THE TABLE PROVIDED THE FINAL AREA IS WITHIN THE MINIMUM AND/OR MAXIMUM REQUIRED LAND AREAS LISTED IN THE TABLE AS SHOWN ON THIS PLAN.

PHASING:

Phasing Table (Minimum - Maximum Densities for PD-TRC District Per Approved ZMAP 2005-0041):

Primary Use	Acres	Phase 1 - Prior to Bus					Phase 2 - Bus Service				
		Inner Core	Outer Core	Inner Core (Prop Density)	Outer Core (Prop Density)	Total (min-max)	Inner Core	Inner Core (Prop Density)	Outer Core	Outer Core (Prop Density)	Total (min-max)
Residential	22.01	0-170	0-7.7	16-130	0.7-5.9	16-300	170-494	7.7-22.4	100-130	4.5-5.9	270-624
						16/acre					32/acre
Office/Retail	18.24	0	0	100,000 - 475,000	0.1-0.6	100,000 - 475,000	30,000-60,000	0.4-0.75	220,000-540,000	0.3-0.67	250,000-600,000
						0.60					1.00
Total	40.25					0					8.05
Open Space	8.05					8.05					

- (1) No Rail phase is proposed with this project.
(2) ADUs shall be provided in accordance with the Zoning Ordinance.
(3) Construction of Phase 1 to begin in 5-10 years from time of Site Plan approval. Construction of Phase 2 to begin in 5-10 years of Site Plan approval of uses submitted as part of the planned bus service phase.

THE COMMERCIAL AND RESIDENTIAL USES WITHIN THE PROPERTY SHALL BE DEVELOPED IN THREE (3) PHASES: TWO (2) PHASES PRIOR TO THE PROPERTY BEING SERVICED BY BUS AND ONE (1) PHASE ONCE BUS SERVICE IS OPERATIONAL AND SERVING THE PROPERTY.

PHASE 1: PRIOR TO BUS SERVICE

PHASE A:
THE TOTAL NUMBER OF ZONING PERMITS FOR RESIDENTIAL UNITS TO BE ISSUED DURING PHASE A SHALL NOT EXCEED 130 UNITS. IN ADDITION TO ANY OTHER IMPROVEMENTS TO BE COMPLETED PURSUANT TO THESE PROFFERS, PRIOR TO THE COMMENCEMENT OF PHASE B, APPLICANT SHALL HAVE RECEIVED ZONING PERMITS FOR AT LEAST 75,000 SQUARE FEET OF NON-RESIDENTIAL DEVELOPMENT.

PHASE B:
THE TOTAL NUMBER OF ZONING PERMITS FOR RESIDENTIAL UNITS TO BE ISSUED DURING PHASE A AND PHASE B SHALL NOT CUMULATIVELY EXCEED 300 UNITS. IN ADDITION TO ANY OTHER IMPROVEMENTS TO BE COMPLETED PURSUANT TO THESE PROFFERS, PRIOR TO THE COMMENCEMENT OF PHASE C, APPLICANT SHALL HAVE RECEIVED ZONING PERMITS FOR AT LEAST 475,000 SQUARE FEET OF NON-RESIDENTIAL DEVELOPMENT, AT LEAST 20,000 SQUARE FEET OF WHICH IS FOR RETAIL OR SUPPORTIVE SERVICE USES ADJACENT TO EITHER CENTERGATE DRIVE OR THE STORM WATER MANAGEMENT POND ON LOT 8 AND LOT 9.

PHASE 2: AFTER COMMENCEMENT OF BUS SERVICE

PHASE C:
PHASE C SHALL NOT COMMENCE UNTIL THE PROPERTY IS SERVED BY BUS SERVICE. PHASE C SHALL BE ANY DEVELOPMENT ABOVE 475,000 SQUARE FEET OF NON-RESIDENTIAL USES OR ABOVE 300 RESIDENTIAL UNITS. APPLICANT SHALL BE ENTITLED TO RECEIVE ALL REMAINING RESIDENTIAL ZONING PERMITS, UP TO 624, DURING PHASE C. DURING PHASE C, APPLICANT SHALL BE FURTHER ENTITLED TO RECEIVE ZONING PERMITS FOR ALL REMAINING NON-RESIDENTIAL DEVELOPMENT.

LOT 12 FINAL DEVELOPMENT PLAN
ZONING REQUIREMENTS & LAND USE SUMMARY

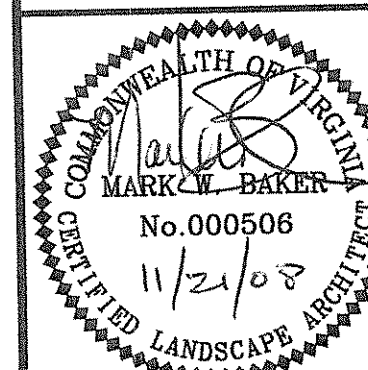
Land Use Summary ¹				
Overall Area of Dulles Parkway Center Rezoning ZMAP 2005-0041			40.25	Acres
Existing Zoning			PD-TRC	
Total Site Area			7.11	Acres
Additional Right-of-way Dedication (Centergate Drive)			0.29	Acres
Net Site Area			6.82	Acres
Proposed Use			Multi-Family Residential (2 over 2)	
Proposed Units (Phase 1 - Prior to Bus)			124	Units
Proposed Density (124 units/ 22.01 acres residential area for ZMAP)			5.63	DU/Acre
ADU Units Required			10	Units
ADU Units Proposed			124 MF Units	6.25% (Z.O. Sec. 7 Req.) X 125.00% (Proffler II.A Requirement)
	124	/	618	Total units
	404	/	618	Total units
				or Approx. 20%
				or Approx. 80%
*ADU Units will be evenly distributed among market rate units throughout the development in accordance with Sec. 7 of the Zoning Ordinance.				
Workforce Housing Units Required (Approved ZMAP for residential area)				
Workforce Housing Units Proposed			5	Units
**All Workforce Housing Units will be provided on Lot 8.				
Building Requirements				
		Minimum	Maximum	Proposed
Building Height				
Outer Core		25'	125'	4-Story (Above Ground)
				0-Story (Below Ground)
Open Space Tabulations ¹				
		%	Acres	
Overall Open Space Required (Approved ZMAP)		20%	8.05	
(Inner/Outer Core: Public, Civic and Open Space areas)				
Open Space Provided (Lot 12)		N/A	3.09	
(Outer Core: Public, Civic and Open Space areas)				
Open Space area (A-G per FDP sheet 6)			1.44	
Active/Passive Rec. Area			1.65	
Overall Landscaped Open Space Req'd (Approved ZMAP)		10%	4.03	
Outer Core				
Landscaped Open Space Provided (Lot 12)				
Open Space Areas A-G		N/A	1.44	
Parking Tabulations				
In accordance with Zoning Ordinance requirements				
Multi-Family Residential for Lot 12				
Required Spaces		2 Spaces/Unit	248 Spaces	
Provided Spaces		2 Sp/Unit (Garage & Driveway)	248 Spaces	
			27 On Street Spaces	
			(see note 2)	

1. ALL NUMBERS ARE SHOWN AS PLUS/MINUS AND ARE SUBJECT TO CHANGE BASED ON THE FINAL ENGINEERING SITE PLANS, PROVIDED THE OVERALL MAXIMUM NUMBER OF UNITS DOES NOT EXCEED 618.
2. THE 27 ON STREET SPACES ARE NOT BEING USED FOR THE REQUIRED 2 SPACES PER UNIT FOR MULTI-FAMILY RESIDENTIAL FOR THIS SUBMISSION. FURTHER, THEY CANNOT COUNT TOWARD REQUIRED PARKING UNTIL ANOTHER FDP IS FILED AND THE CREDIT REQUESTED.

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PROJECT NOTES, TABULATIONS, AND DETAILS
DULLES PARKWAY CENTER II
LOT 12
FINAL DEVELOPMENT PLAN
DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA



PLAN STATUS	
10/16/08	PER AGENCY COMMENTS
11/21/08	PER AGENCY COMMENTS

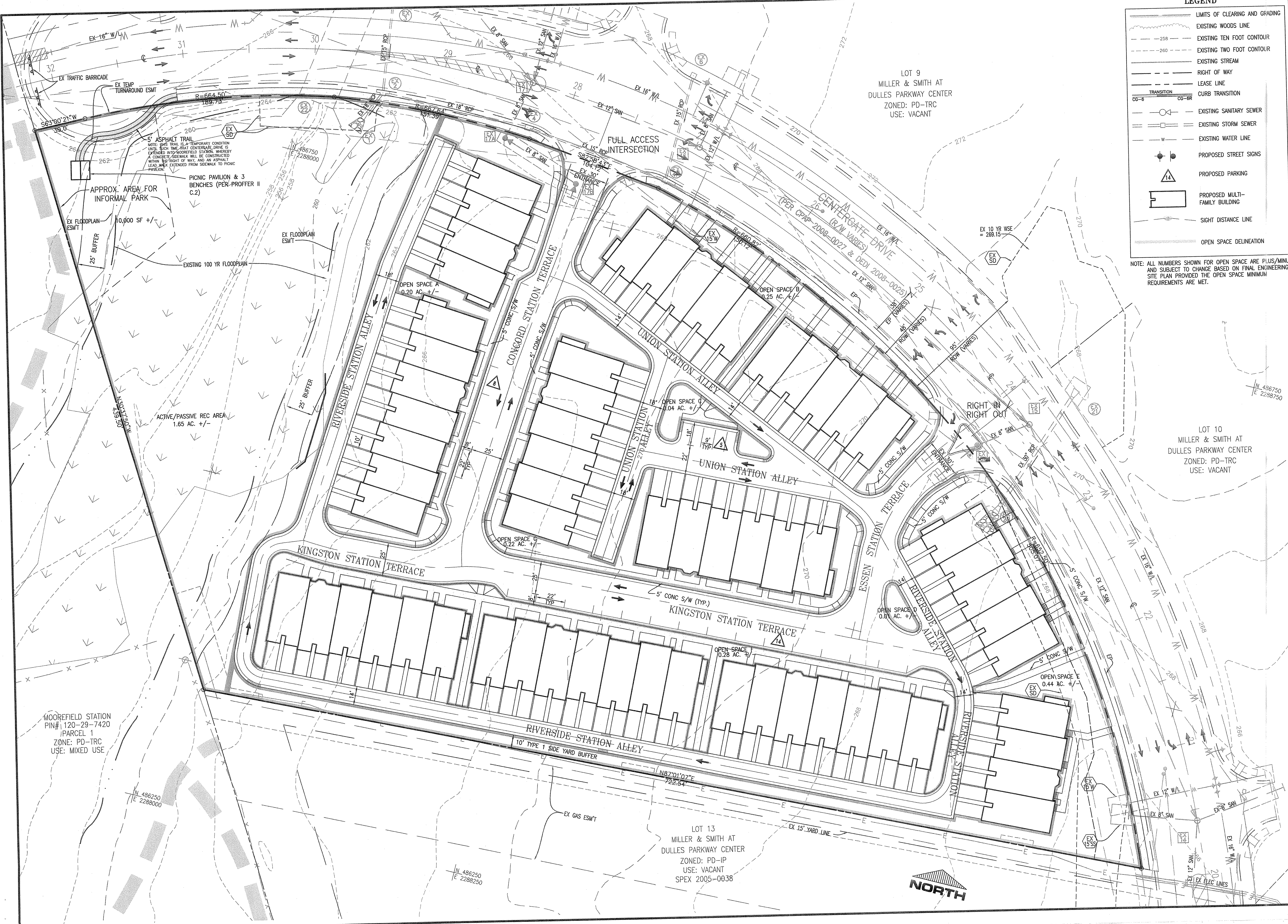
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DESIGN	DRAWN
SCALE	H: V:

JOB No. 1221-01-021

DATE AUGUST 1, 2008

FILE No.1221-D-MP-014

SHEET 5 of 8



LEGEND

- LIMITS OF CLEARING AND GRADING
- EXISTING WOODS LINE
- EXISTING TEN FOOT CONTOUR
- EXISTING TWO FOOT CONTOUR
- EXISTING STREAM
- RIGHT OF WAY
- LEASE LINE
- CURB TRANSITION
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER LINE
- PROPOSED STREET SIGNS
- PROPOSED PARKING
- PROPOSED MULTI-FAMILY BUILDING
- SIGHT DISTANCE LINE
- OPEN SPACE DELINEATION

NOTE: ALL NUMBERS SHOWN FOR OPEN SPACE ARE PLUS/MINUS AND SUBJECT TO CHANGE BASED ON FINAL ENGINEERING SITE PLAN PROVIDED THE OPEN SPACE MINIMUM REQUIREMENTS ARE MET.

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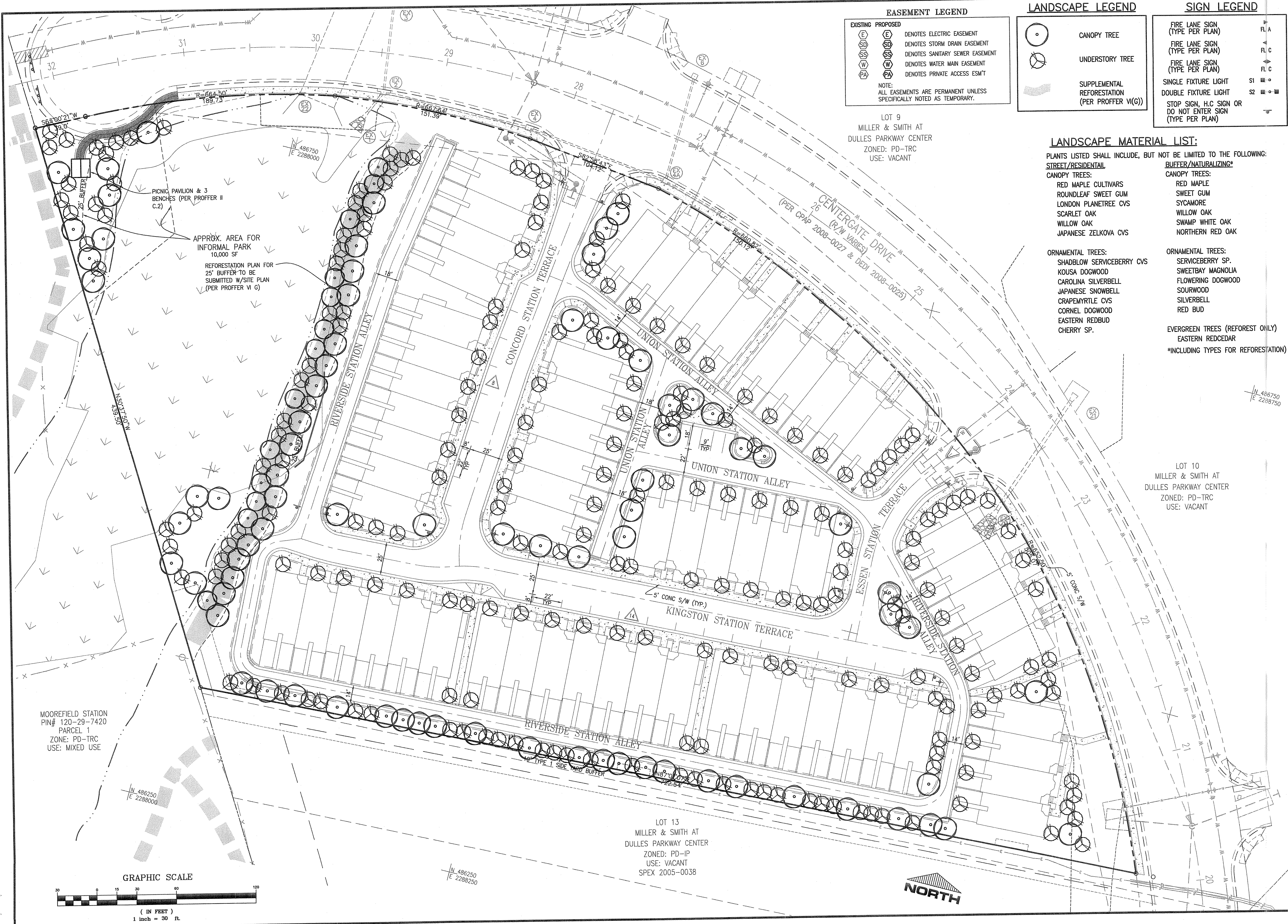
FINAL DEVELOPMENT PLAN
DULLES PARKWAY CENTER II
LOT 12
FINAL DEVELOPMENT PLAN
DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
MARK W. BAKER
No. 000506
11/21/08
REGISTERED LANDSCAPE ARCHITECT

PLAN STATUS
10/16/08 PER AGENCY COMMENTS
11/21/08 PER AGENCY COMMENTS

DATE	DESCRIPTION
JAE	KDB MWB
DESIGN	DRAWN CHKD
SCALE	1" = 30'
JOB No.	1221-01-021
DATE	AUGUST 1, 2008
FILE No.	1221-D-MP-014

SHEET 6 OF 8



EASEMENT LEGEND		
EXISTING	PROPOSED	
(E)	(E)	DENOTES ELECTRIC EASEMENT
(SD)	(SD)	DENOTES STORM DRAIN EASEMENT
(SS)	(SS)	DENOTES SANITARY SEWER EASEMENT
(W)	(W)	DENOTES WATER MAIN EASEMENT
(PA)	(PA)	DENOTES PRIVATE ACCESS ESM/T
NOTE: ALL EASEMENTS ARE PERMANENT UNLESS SPECIFICALLY NOTED AS TEMPORARY.		

LANDSCAPE LEGEND	
(Circle with dot)	CANOPY TREE
(Circle with cross)	UNDERSTORY TREE
(Shaded area)	SUPPLEMENTAL REFORESTATION (PER PROFFER VI(G))

SIGN LEGEND	
(Triangle with F)	FIRE LANE SIGN (TYPE PER PLAN)
(Triangle with C)	FIRE LANE SIGN (TYPE PER PLAN)
(Triangle with C)	FIRE LANE SIGN (TYPE PER PLAN)
(Square with S1)	SINGLE FIXTURE LIGHT
(Square with S2)	DOUBLE FIXTURE LIGHT
(Triangle with T)	STOP SIGN, H.C. SIGN OR DO NOT ENTER SIGN (TYPE PER PLAN)

LANDSCAPE MATERIAL LIST:

PLANTS LISTED SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:

STREET/RESIDENTIAL

CANOPY TREES:

- RED MAPLE CULTIVARS
- ROUNDLEAF SWEET GUM
- LONDON PLANETREE CVS
- SCARLET OAK
- WILLOW OAK
- JAPANESE ZELKOVA CVS

ORNAMENTAL TREES:

- SHADBLow SERVICEBERRY CVS
- KOUSSA DOGWOOD
- CAROLINA SILVERBELL
- JAPANESE SNOWBELL
- CRAPEMYRTLE CVS
- CORNEL DOGWOOD
- EASTERN REDBUD
- CHERRY SP.

BUFFER/NATURALIZING*

CANOPY TREES:

- RED MAPLE
- SWEET GUM
- SYCAMORE
- WILLOW OAK
- SWAMP WHITE OAK
- NORTHERN RED OAK

ORNAMENTAL TREES:

- SERVICEBERRY SP.
- SWEETBAY MAGNOLIA
- FLOWERING DOGWOOD
- SOURWOOD
- SILVERBELL
- RED BUD

EVERGREEN TREES (REFOREST ONLY)

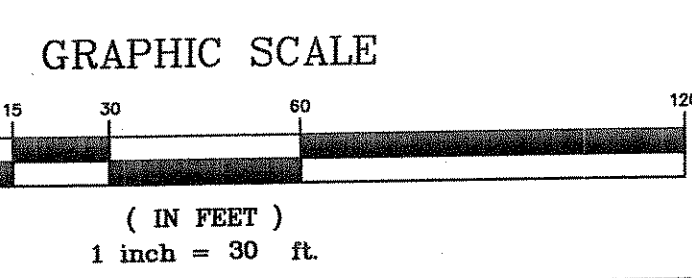
- EASTERN REDCEDAR

*INCLUDING TYPES FOR REFORESTATION)

LOT 9
MILLER & SMITH AT
DULLES PARKWAY CENTER
ZONED: PD-TRC
USE: VACANT

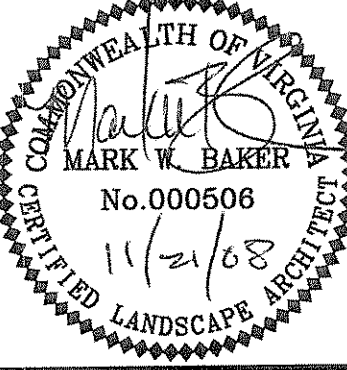
LOT 10
MILLER & SMITH AT
DULLES PARKWAY CENTER
ZONED: PD-TRC
USE: VACANT

LOT 13
MILLER & SMITH AT
DULLES PARKWAY CENTER
ZONED: PD-IP
USE: VACANT
SPEX 2005-0038



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LANDSCAPE PLAN
DULLES PARKWAY CENTER II
LOT 12
FINAL DEVELOPMENT PLAN
DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA



PLAN STATUS		
10/16/08	PER AGENCY COMMENTS	
11/21/08	PER AGENCY COMMENTS	
DATE	DESCRIPTION	
CTO	SYZ	MWB
DESIGN	DRAWN	CHKD.
SCALE	H: 1"=30' V: N/A	
JOB No.	1221-01-021	
DATE	AUGUST 1, 2008	
FILE	No.1221-D-MP-014	
7 OF 8		
SHEET		

